महाराष्ट्र प्रावेशिक नियोजन व नगर रचना अधिनियम,१९६६ कलम ३७(२) अन्वये अधिस्चना बृहन्मुंबई विकास नियंत्रण नियमावलीमध्ये फेरबदल.

महाराष्ट्र शासन, नगर विकास विभाग,

शासन निर्णय क्रमांक: टिपीबी-४३०७/२६५०/प्र.क्र.३४/२००८/नवि-११ मंत्रालय, मुंबई: ४०० ०३२, दिनांक: ४ डिसेंबर, २००८.

शासन निर्णय:- सोबतची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(अभिराज गिरकर) अवर सचिव, महाराष्ट्र शासनः

प्रति.

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई. महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे (पूर्व), मुंबई-४०० ०५१. प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे. उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२. उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई. व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (निव-११), मंत्रालय, मुबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, इन्साहटमेंट, आझाद मैदान, मुंबई-१ यांना पाठविण्यांत याव्यात.)

क्रक्स अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी) निपडनर्जी (निच-९२).

that the said modification should be suggifuged with spell busines. The quare may develop And the state of t the sain Adortment to the party of the party

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Whereast, the Danelopment Control Regulations for Operior Missions, 1991 (hereinstier referred to as the said Regulations") have been related to as the said form Planning Acts 1966 section 32(1) of the Mahamakina Heatonal and Town Planning Acts 1966 (hereinstier referred to as the said Act) will not rication the DCR (hereinster referred to as the said Act) will not rication the DCR (hereinster referred to as the said Act) will not rication the proof of the latest 200 referred to as the said Act; will not prove with effect to the said Act; the tron 25th March, 1991. And the last of the

Regulations describes firsten for certain purposes plants persons for the said allocated, designates of resolvest for certain purposes principles persons for the content of reservations to be developed by the points and beginning to the concept of reservations to be developed by the points and boundaries of the concept of reservations to be developed by the points and boundaries of the concept accommodation of reservation, subject to some bonditions points and the same and th

And whereas, it was proposed the beating the recovery lock of District Compered Center Town Center Town Spin centre Haden the above to thinge the Regulation No. 54 regarding District Commental Area (C-2 Zone) and for that pursons it was proposed to modify the said Regulations accordingly. accordingly. THE STATE OF THE PARTY OF THE PARTY.

And whereas, in view of the facts and discountances mentioned above and in exercise of the govern contained in sub-section (1AA) of section 37 of the suid but, separationent had issued the notice of even no. detel 21. The transport of referred to as "the said notice") for inglish the said separation from any person with respect to the said notice of the said inglish.

And magness the said spatice was published in the Government Gazette wordening deset the formal the said notice was published in the name pupin demoky from Front Journal dated 30% September, 2008; And whereas, as per the milk metics Continuent had appointed Dy Director of Town Planning Gr. Mumbai as an efficier under section 162 of the said Act (hereinafter referred to as "the said officer") to sorutinize any suggestions/objections received, grant hearing to the persons submitting suggestions/objections including Municipal Supposation of Gr. Mumbai (hereinafter referred to as "the said Corporations" and to submit his report to the Government regarding the said modification;

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LOCAL PROPERTY AND A

And whereas, after peopleting the procedure as laid down under section 37(1AA) of the said Act, and giving hearing to the concerned persons on the suggestions/objections sectived, the said Officer has submitted his report to Govt. on 22/9/08 & 14/11/08 (hereinafter referred to as "the said Report")

And whereas, after consulting Director of Town Rianning, Maharashtra State, and after making necessary inquiry, Govt. is of opinion that the said modification should be sanctioned with some changes.

of the said Act. Government hereby sanction the said modification as mentioned in the schedule pelegra sector wave mineral legs the least of the said legs to t

Now therefore, in exercise of the powers wested under section 37(2)

Director of Your Planning Gr Mumbal as an officer enter section 162 of the said Act thereine it schedule of Modification of to scritinize buy suggestions/objections received grant bear to the persons submitting the High add to Table of regulation to the Persons submitting the High add to Table of regulation to All the said regulations who said Corporations and to submit his report Sr. Use Allocation Person Authorit Conditions subject to which No. designation or y who may develop. reservation developments the properties as laid down under edidn 3761 861 of the said Act, and slying bearing to the concerned Uleos Commercial us articles objections Prostorial the sold Officer has upon (C) (c) District Corposition of Thes Corpositions Sherames are Equipmental said overest or Special adjulte the leady and develop it. for District Commercial Centre/ Town Planning Captred Team Anthority (SPA) Charge Lawre Contra Trans sub-Maha allegestie, and after making necessary aquiry. Govt. is of opinion that the said modification should be sanctioned with sonQR had a the Now therefore, in exercise of the Batta dested finder s Commercial of the said Act, Government hereby a Country on his agreeing to give 30 ment one in the sale of the said Country of his agreeing to give 30 ment one in the sale of the parallel of the parallel of the parallel of the District of the sale of the district of the sale of th Use Allocation | Person | Authorit | Conditions | Subject | 10 Sr. designation or y , who may develop.

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Commissioner/ SPA to Corporation/ SPA free of cost, for the users permissible in C1/C2 sons. The owner thereafter will be entitled to have the permissible FSI of the plot for other permissible uses of C1/C2 sone without taking into account the builtup area of District

Centre/Town Centre/Town subcentre to be handed over to Corporation.

Owner/Developer shall be allowed to use TDR/Additional FSI (0.33) on 70% land, subject to following conditions –

- Total FSI/TDR consumption on plot shall not exceed 2.00 on the entire plot.
- ii) In cases, where holdings are more than 10 acres, prior approval of Govt. shall be obtained.
- II) Regulation No.54(1) shall be changed as follows:
 - 54. District Commercial Area/Zone (C-2 Zone) -
 - (1) Uses permitted in a District Commercial Zone (C-2 Zone) -

The following uses are permissible in C-2 Zone -

- (i) Area to the extent of 40% of permissible floor area, shall be developed for following users, as per the specification of the Corporation.
 - a) Wholesale Establishment.
 - b) Public utility building.
 - c) Headquarters of a Commercial organization or firm.
 - d) Printing, book hinding engraving and block making.

On the remaining 60% of the permissible floor area, uses permissible in a local Commercial Zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall

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Corposebour SIA free of cost.
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not exceed 36% of the remaining 60% of the permissible floor

thereafter val be sentined to

B) Fixes the differential of this notification in the Government Gazette as the differential into force of this notification.

C) Direct the MCGM that, in the schedule of modification sanctioning the said plan after the list successful as the said plan after the list successful as the schedule referred to as (a),(b) & (c) above shall be added. band as or otherwise.

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Under Secretary to Government.

Note:- This notification is also available on Government web site

www.urban.mahárásstruguv.in

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